

Now all men by these presents. That James Carvin of the City of Lawrence, Territory of Kansas, for and in consideration of the sum of One hundred dollars to him in hand paid by Samuel Fry and Chancellor Livingston of Douglas County K. T. the receipt whereof is hereby acknowledged, have bargained sold and quit claimed and by these presents do bargain sell and quit claim unto the said Fry & Livingston and to their heirs and assigns forever all my right, title estate, interest claim and demand in possession or expectancy of, in and to the following described land, situated in the City of Lawrence to wit. Lot one hundred and seventy six (176) Ohio Street, to have and to hold the above described premises, with the privileges and appurtenances thereunto belonging, unto the said Fry & Livingston and to their heirs and assigns forever. And I the said James Carvin myself and my heirs, executors and administrators, do covenant with the said Fry and Livingston their heirs and assigns that the said premises are free from all encumbrances made or suffered by me, that I have full right and power to sell convey and quit claim the same, and that I shall and will warrant and defend the same unto the said Fry & Livingston my heirs and assigns forever, against the lawful claims and demands of all persons claiming by through or under me but against none other.

And I the said James Carvin my heirs, executors and administrators, are held and firmly bound by these presents in the sum of two hundred dollars to the said Fry and Livingston my heirs and assigns to make and convey unto them all further right or title which shall or may be awarded or conveyed to me by any authority or by any person or persons whomsoever. In Witness Whereof I have hereunto set my hand and seal this 21st day of May A. D. 1859.

signed sealed & delivered in presence of

Geo. A. Reynolds

James Carvin

Territory of Kansas, Douglas County, S.S.

On the 21st day of May A. D. 1859 before me personally came James Carvin to me well known to be the person described in and who signed the above conveyance as a party thereto and acknowledged the same to be his own act and deed

G. A. Reynolds.

Recd May 26/59 + 5¢ P. 11.

Notary Public.